

Community Planning Group Votes: Draft Companion Unit Regulations
April 22, 2003

Planning Group:	Date:	Recommendation:
Carmel Valley Community Planning Board	April 8, 2003	<p>Voted 12-0-1 to support the changes to the Companion Unit regulations as presented with the following suggested changes:</p> <ol style="list-style-type: none"> 1. Architectural Style The ordinance should be written to state that the companion unit must be constructed using the same exterior building materials, exterior finish textures and exterior colors as the existing residence. In this manner the new structure will be compatible to the existing. 2. Courtesy Notification The ordinance should be written to state that the applicant must notify the community planning boards of the pending application. In this manner, the applicant's immediate neighbors will be aware of the proposed construction.
City Heights Area Planning Committee	April 7, 2003	Voted 12-0-0 to support the Companion Unit Ordinance.
Clairemont Mesa Planning Committee	March 18, 2003	11-1-0 to support the proposed revisions as presented.
College Area Community Council	April 9, 2003	Voted 14-0-0 to write letters to the State government, Planning Department, Council and Mayor's Office that communities should be provided some form of notification when companion units are proposed.
Eastern Area Community Planning Committee	April 8, 2003	Voted 11-0-0 in opposition to the revisions to the companion unit ordinance because of public facility issues and concern about illegal companion units.
Greater Golden Hill Planning Committee	April 9, 2003	Voted 14-0-0 in opposition to the draft companion unit ordinance.
Normal Heights Community Planning Committee	April 1, 2003	Voted 10-1-0 in opposition to the draft companion unit ordinance.
Pacific Beach Community Planning Committee	April 28, 2003	Voted 13-0-0 to recommend to city staff, the Planning Commission and the LU&H Committee that the limit of 5% of the number of single dwelling units in a community be retained.
Rancho Bernardo Community Planning Board	April 17, 2003	No position.*

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San Ysidro Planning and Development Group	April 15, 2003	Voted 8-0 in support of the companion unit ordinance.
Serra Mesa Planning Group	March 20, 2003	Voted 9-1 to accept the draft companion unit regulations as written. Amendment from the chair to lower the 5% threshold level and to require the City to include on an information sheet to potential applicants that the City does not enforce CC&R's and suggest that an applicant review their CC&R's in regards to companion unit restrictions was accepted.
Tierrasanta Community Council	April 16, 2003	<p>Unanimously passed the following motion: The Tierrasanta Community Council continues to object to the proposed Companion Unit Ordinance. The impacts of Codes, Covenants & Restrictions (CC&Rs), parking and neighbor notification have not been addressed.</p> <p>Recommended additions:</p> <ol style="list-style-type: none"> 1. Notices to planning group and/or neighbors, even though no hearing or review (other than ministerial) is required. 2. In conjunction with the passage of this ordinance the city shall begin to enforce the existing parking requirements that are not currently enforced (i.e., garages must be used for operable vehicles). 3. The written agreement that the applicant must sign should include the phrase, "Applicant has verified that no other deed restrictions on the subject property prohibit this project." 4. The tree requirement shall stipulate that the tree must be alive or replanted, in perpetuity.
Torrey Hills Community Planning Board	April 15, 2003	Voted 8-0 to recommend approval with recommendations to include language that guarantees the companion unit will be built in the same architectural style as the primary dwelling unit and that the ordinance include a recommendation that the applicant bring the proposal before the local planning board to provide a venue for adjacent property owners to view the plan and provide input. Torrey Hills already has written guidelines in place (Covenants, Conditions & Restrictions) from the Home Owner's Association regarding materials, colors, elevations, and other architectural details.

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Torrey Pines Community Planning Board	April 10, 2003	Voted 9-0-0 to support the companion unit ordinance with two modifications: 1. Require a Coastal Development Permit, Process 2 2. Require in-kind replacement of garage if existing one is converted to companion unit.
University City Planning Group	April 15, 2003	Voted 7-4-2 in support of the companion unit regulations.
Uptown Planners	April 1, 2003	Voted 13-0-0 in support of the companion unit ordinance revisions with a consideration of applying this revision by using a block by block analysis.

* The Rancho Bernardo Community Planning Board sent a letter to the Planning Department dated April 19, 2003 that stated that they would defer the issue to communities that would more likely be effected by the companion unit ordinance, as most companion unit development in Rancho Bernardo would be precluded by CC&Rs.